

THIS DEED WAS PREPARED BY:

JOHN DAUGHERTY  
ATTORNEY AT LAW  
1601 GENTILLY DRIVE  
VESTAVIA HILLS, AL. 35226

SEND TAX NOTICES TO:

West End Development, Inc.  
3262 Cherry Avenue  
Birmingham, AL. 35214-1014

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned D & D, L.L.C., an Alabama Limited Liability Company (Grantor) hereby remise, release, and quit claim to West End Development, Inc. (Grantee), all its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**PROPERTY 1**

Parcel 1

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 12, Township 21 South, Range 3 West, being the same part of the same land described in a deed to Venture Development, Inc. recorded in Instrument#: 201992-030519 of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commence at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 12;

Thence N 00°36'51" W, along the East line of said Sixteenth Section a distance of 548.72 feet to point;

Thence S 89°13'43" W, a distance of 197.42 feet to the Point of Beginning;

Thence N 23°16'08" W, a distance of 282.53 feet to a point;

Thence S 45°32'26" W, a distance of 233.00 feet to a point;

Thence S 00°09'06" W, a distance of 100.10 feet to a point;

Thence S 89°13'43" E, a distance of 278.21 feet to the Point of Beginning. The herein described parcel contains 1.02 acres of land.

AND:

Parcel 2

A parcel of land in the North half of the Northwest Quarter of Section 12, Township 21 South, Range 3 West, being the same part of the same land described in a deed to Daugherty Associates recorded in Instrument#: 1998-12137 of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commence at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 12;

Thence N 88°40'02" W, along the North line of said Sixteenth Section a distance of 74.42 feet to a 2" pipe, found at the Point of Beginning on the Southwest Right-of-Way of State Highway 31;

Thence N 88°40'02" W, along the North line of said Sixteenth Section a distance of 307.25 feet to a ½" crimped pipe, found on the East Right-of-Way of Interstate 65;

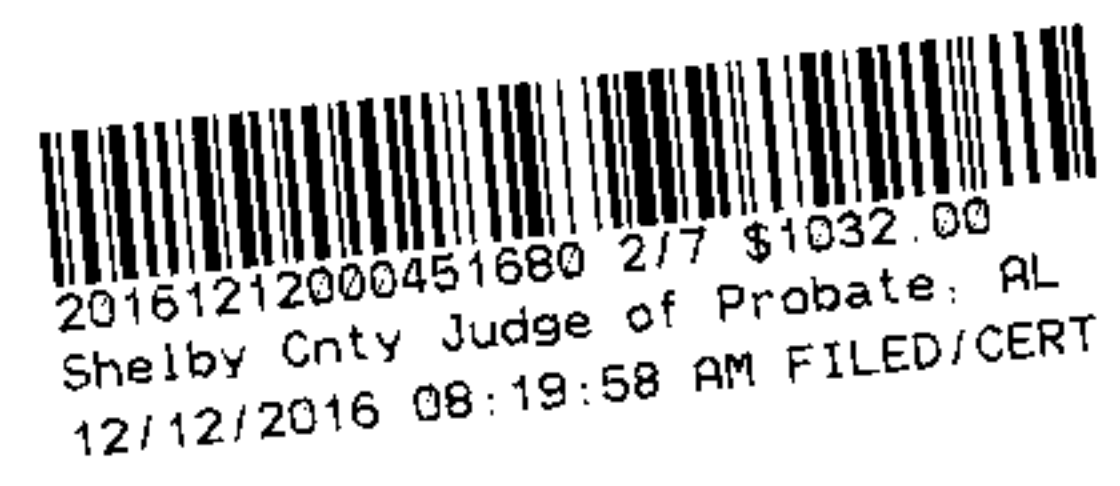
Thence S 11°55'34" W, along said Right-of-Way a distance of 100.52 feet to a 1/2" crimped pipe, found;

Thence S 88°40'02" E, a distance of 460.95 feet to a 1/2" rebar set with a cap stamped "S. Wheeler CA 0502", on the Southwest Right-of-Way of State Highway No. 31 pipe;

Thence N 52°30'38" W, along said Right-of-Way a distance of 167.47 feet to the Point of Beginning. The herein described parcel contains 0.871 acres of land.

AND:

Parcel 3



A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 12, Township 21 South, Range 3 West, being the same part of the same land described in a deed to Daugherty Associates recorded in Instrument#: 1992-030519 of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Begin at the Southeast Corner of the Northeast Quarter of the Northwest of said Section 12;

Thence N 00°36'41" W, along the East line of said Sixteenth Section a distance of 1,242.12 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165";

Thence N 88°40'02" W, a distance of 403.51 feet to a 1/2" crimped pipe, found on the East Right-of-Way of Interstate Highway N. 65;

Thence S 11°55'34" W, along said Right-of-Way a distance of 309.31 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165";

Thence S 00°09'06" W, along said Right-of-Way a distance of 288.42 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165";

Thence N 45°32'26" E, a distance of 233.00 feet to a 1 1/2" iron pipe, found;

Thence S 23°16'08" E, a distance of 392.00 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165";

Thence S 88°45'57" E, a distance of 95.31 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165";

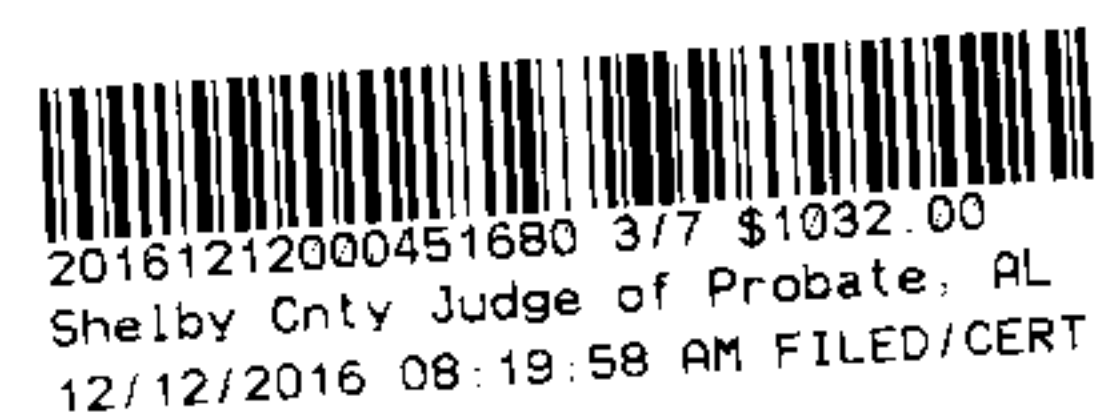
Thence S 00°36'51" E, a distance of 442.14 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165";

Thence S 88°45'57" E, a distance of 60.03 feet to the Point of Beginning. The herein described parcel contains 7.180 acres of land.

LESS AND EXCEPT:

Parcel 4

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 12, Township 21 South, Range 3 West, being the same part of



the same land described in a deed to Daugherty Associates,  
recorded in Instrument#: 1992-030519 of the Real Property  
Records of Shelby County, Alabama, said parcel of land  
being more particularly described as follows:

Beginning at the Southeast Corner of the Northeast Quarter of the Northwest  
Quarter of said Section 12;

Thence N 00°36'51" W, along the East line of said Sixteenth Section a distance of  
548.72 feet to point;

Thence S 89°13'43" W, a distance of 197.42 feet to the Point of Beginning;

Thence S 23°16'08" W, a distance of 109.47 feet to a point;

Thence S 88°45'57"E, a distance of 95.31 feet to a point;

Thence S 00°36'51" E, a distance of 442.14 feet to a ½" rebar set with a cap  
stamped "S. Wheeler RPLS 16165";

Thence S 88°45'57" E, a distance of 60.03 feet to the Point of Beginning. The  
herein described parcel contains 1.02 acres of land.

Parcel Id#: 23-1-12-0-000-005.00

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## **PROPERTY 2**

PARCEL ID#: 30-4-18-3-002-064.001

Lots 22, 23, 24, 25, 26, 27, in Block 116, according to Safford's Map of Shelby,  
as recorded in Map Book 3, Page 47, in the Probate Office  
of Shelby County, Alabama.

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## **PROPERTY 3**

PARCEL ID#: 23-1-02-1-002-023.002

A parcel of land in the NE 1/4 of Section 2, Township 21 South, Range 3 West,  
described as follows:

Begin at the intersection of the east and west center line of the SW 1/4 of the NE  
1/4 of said Section 2 with the southeasterly boundary of



right-of-way of Montevallo and Ashville public road;  
thence southwesterly along said road right-of-way 330 feet  
more or less; thence to the left in a southeasterly direction  
700 feet more or less to the intersection with the east and  
west center line of said Section 2; thence to the left in an  
easterly direction along said center line 760 feet, more or  
less, to the southwesterly boundary of right-of-way of the  
Montgomery Highway; thence to the left in a northwesterly  
direction along said highway right-of-way 1725 feet, more  
or less, to the southeasterly right-of-way of the  
aforementioned Montevallo and Ashville public road;  
thence to the left in a southwesterly direction along said  
right-of-way 1100 feet, more or less, to the point of  
beginning, excepting however, out of the above described  
parcel of land, the right-of-way of the north bound main  
tract of the Louisville and Nashville railroad.

There is included in the above described land that certain parcel conveyed to  
Thomas L. Phillips and wife, Helen H. Phillips on the 24<sup>th</sup>  
day of May 1971, as shown in Deed Book 268, Page 675,  
in the Probate Office of Shelby County, Alabama. It being  
the intention of the parties hereto that all of said land  
should have been conveyed at the time of the making of the  
original deed.

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#### **PROPERTY 4**

PARCEL ID#: 28-5-21-1-004-020.000

COM INT W RW L&N RR N RW SO RR CALERA SWLY 120 ALG  
RR RW POB SWLY 120 NWLY 150 NELY 85 SELY  
POB. S21 T22S R02W. DIM 120.00 X 150.00.

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(If any description above should differ, the legal description is to be follows.

Subject to:

- 1) Ad Valorem taxes due but not payable for the current year.
  - 2) Easement, exceptions, reservations and restrictions of record, if any.
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TO HAVE AND TO HOLD the described premises to the said Grantee in fee simple forever, its Successors, Heirs and Assigns forever together with every contingent remainder and right of reversion.

Grantor - D & D, L.L.C. is located at: 2720 Southview Terrace, Vestavia Hills, Al. 35216

Grantee - West End Development, Inc. Is located at: 3262 Cherry Avenue, Birmingham, Al. 35214

The Subject Properties conveyed are listed by the Shelby County Tax Assessor as being worth:

- 1) Property 1 - \$965,880.00
- 2) Property 2 - \$4,690.00
- 3) Property 3 - \$19,680.00
- 4) Property 4 - \$8,570.00.

Given under my hand and seal, this the 28<sup>th</sup> day of NOV., 2016..

D & D, L.L.C., an Alabama Limited Liability Company (Grantor)

By: John A. Daugherty  
John A. Daugherty  
Its Managing Member

By: Mary K. Daugherty  
Mary K. Daugherty  
Its Member

By: Rachael E. Daugherty Moore  
Rachael E. Daugherty Moore  
Its Member

State of Alabama     )  
County of Jefferson    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John A. Daugherty, whose name as Managing Member of D & D, L.L.C., an

Alabama Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 28<sup>th</sup> day of November, 2016.

Kitty Reeser  
(Notary Public)

MY COMM: EXP: 11-15-2020

State of Alabama     )  
County of Jefferson    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary K. Daugherty, whose name as Member of D & D, L.L.C., an Alabama Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 28<sup>th</sup> day of November, 2016.

Kitty Reeser  
(Notary Public)

MY COMM: EXP: 11-15-2020

State of Alabama     )  
County of Jefferson    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rachael E. Daugherty Moore, whose name as Member of D & D, L.L.C., an Alabama Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 28<sup>th</sup> day of November, 2016.

Kitty Reeser  
(Notary Public)

MY COMM: EXP: 11-15-2020